

File #: **2015-184**

Owner's Name: Wartman, Norman

Applicant: Wartman, Norman

Agent: Michael Rajtar, Esq

Type of Application: Appeal - PC

Key: Key Largo

RE: 00090493.004500

Additional Information added to File 2015-184

County of Monroe
Growth Management Division

Planning & Environmental Resources

Department

2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners

Mayor Danny L. Kolhage, Dist. 1
Mayor Pro Tem Heather Carruthers, Dist. 3
George Neugent, Dist. 2
David Rice, Dist. 4
Sylvia Murphy, Dist. 5

We strive to be caring, professional, and fair.

Date: 10.02.15

Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Appeal-PE
Type of application

Wartman, Norman
Project / Name to the Monroe County Planning Department.

Thank you.

Gail Creech

Planning Staff

MCPA GIS Public Portal
Scott P. Russell, CFA

• **Pan**

• [Legend](#)

• **Zoom In**

MCPA GIS Public Portal
Major Roads

• **Zoom Out**

Monroe Overlay

• **Address**

Subdivisions

• **Find**

Section Lines

• **Identify**

SECTION TEXT

• **Select**

Parcels

• **Buffer**

Shoreline

• **Measure**

Lot Lines

• **Print**

Hooks Leads

[Help](#)
Click on our [Getting Started](#) tutorial!

2015 Condo

Expand All

2014 Condo

• MCPA GIS Public Portal

2013 Condo • Monroe Overlay

• Subdivisions

• Section Lines

2012 Condo • Parcels

• Shoreline

2011 Condo • Lot Lines

• Hooks Leads

• Easements

2010 Condo • Text Displays

• Qualified Condo Sales

2009 Condo • Qualified Sales

• Transportation

2008 Condo

2015 Sales

2014 Sales

2013 Sales

2012 Sales

2011 Sales

2010 Sales

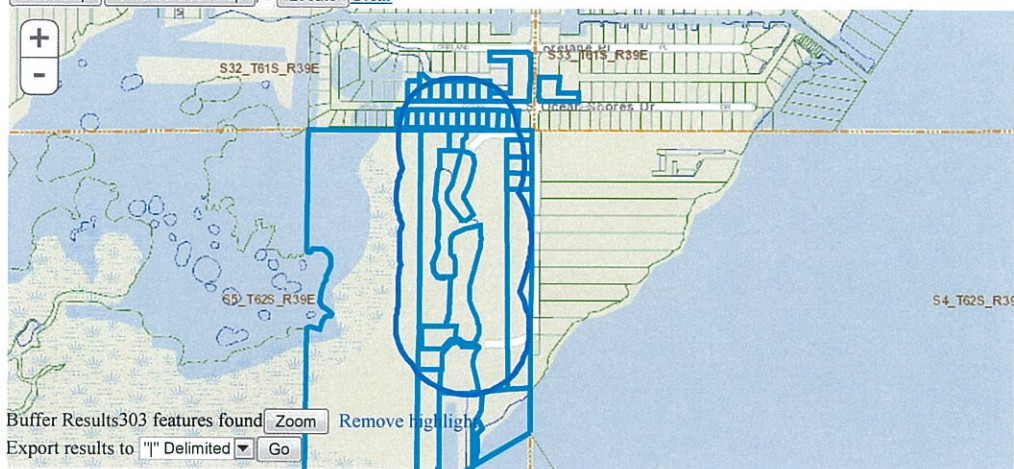
2009 Sales

2008 Sales

Road Centerline

Road Block Name

Zoom-inZoom-in to a defined extent...
Zoom-outZoom-out to a defined extent...
Full ExtentZoom to the full extent tool was clicked!
Latitude: 30.8341 Longitude: -80.451079
Basemap Select a basemap o Locate Clear



OBJECTID SDE.DBO.W_PARCELS.ID SDE.DBO.W_PARCELS.RECHAR SDE.DBO.W_PARCELS.GEO_FEAT

Verified GC

1075 HOLDINGS INC
7721 SW 118TH PL
MIAMI, FL 33183-3837

1500 OCEAN BAY DR B6 LLC
3440 SW 134TH CT
MIAMI, FL 33175-6943

165 OCEAN BAY DRIVE NO 11 LLC
10310 SW 90TH ST
MIAMI, FL 33176-1503

ABISLAIMAN GEORGE AND ISABEL
PO BOX 441095
MIAMI, FL 33144-1095

ABRAHAM JAMES W AND SHIRLEY A
1530 OCEAN BAY DR APT 309
KEY LARGO, FL 33037-4285

ABRAXAS HOLDINGS LLC
7960 SW 167TH ST
PALMETTO BAY, FL 33157-3768

ACEVEDO JEDIAEL
104 GARDENIA ST
TAVERNIER, FL 33070-2209

ACOSTA JORGE REV TR 3/14/05
9000 SW 64TH CT
MIAMI, FL 33156-1825

ADAMS MICHAEL
6 BELVEDERE RD
TAUNTON, SOMERSET TA1 1BW
ENGLAND

ADAMS THOMAS AND VIRGINIA R
PO BOX 373034
KEY LARGO, FL 33037-8034

ALVAREZ JULIO
5786 SW 74TH TER
SOUTH MIAMI, FL 33143-5338

ARANEGUI MARISELA A
7750 SW 29TH ST
MIAMI, FL 33155-2606

ARCELUS VICTOR C AND DELIA G
7881 NW 116TH AVE
MEDLEY, FL 33178-1514

ARES ANA DALMAU
3636 SW 87TH AVE
MIAMI, FL 33165-4308

ARGUMOSA MIGUEL A AND DEANNA
12880 SW 116TH ST
MIAMI, FL 33186-4734

ARNAIZ MIREN
6431 MARLIN DR
CORAL GABLES, FL 33158-1835

ARNOLD MICHAEL W
101 7TH LN
KEY LARGO, FL 33037-4643

AROSTEGUI ALFRED JR AND SANDRA
3649 ROYAL PALM AVE
MIAMI, FL 33133-6226

BALMORI CHRISTINE AND ABRAHAM
13921 LAKE SUCCESS PL
HIALEAH, FL 33014-3064

BARNES CHESTER EARL III
PO BOX 4270
MORGANTOWN, WV 26504-4270

BARRIONUEVO JOSE A
1500 OCEAN BAY DR APT B7
KEY LARGO, FL 33037-4267

BATTISTINI ROMOLO AND BEATRIZ
9066 SW 73RD CT APT 1510
MIAMI, FL 33156-2969

BD TRUSTEES INTERNAL IMP TRUST
RM 412 3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32303

BERLOWITZ MICHELE TESSLER
9450 EAST BROADVIEW DR
MIAMI BEACH, FL 33154

BERMUDEZ BENJAMIN AND LYNN
7484 SW 93RD CT
MIAMI, FL 33173-3269

BHAGWANJI KUNVARJI AND NALINI
50 OCEAN FRONT DR
KEY LARGO, FL 33037-4240

BIBLE DAVID L AND KAY E
1530 OCEAN BAY DR APT 305
KEY LARGO, FL 33037-4285

BIRNBAUM NORBERT
1530 OCEAN BAY DR APT 404
KEY LARGO, FL 33037-4286

BOURNE HENRY
8149 SW 118TH CT
MIAMI, FL 33183-3805

BOVEE GREGORY S AND STEPHANIE M
205 HOLLAND THOMPSON DR
CARBONDALE, CO 81623-3113

BROWN WILLIAM
1530 OCEAN BAY DR APT 201
KEY LARGO, FL 33037-4284

BROWNELL THOMAS AND JOAN
147 S OCEAN SHORES DR
KEY LARGO, FL 33037-4234

BROWNEE JOHN K
4780 LARWIN AVE
CYPRESS, CA 90630-3513

BUCKLAND WILLIAM J
56 BLUE HERON BLVD E
WEST PALM BEACH, FL 33404-4541

BUETTI JARRETT KIETH
1500 OCEAN BAY DR APT M1
KEY LARGO, FL 33037-4277

BURNS MARK W AND JESSE S
736 ADDISON DR NE
SAINT PETERSBURG, FL 33716-3440

CABARGA GONZALO AND FRANCES P
13026 SW 2ND TER
MIAMI, FL 33184-1258

CALLEN ROBINSON TRUST A 4/15/1963
605 LINCOLN RD STE 320
MIAMI BEACH, FL 33139-2934

CAMERON BARBARA J LIVING TRUST
11/12/09
10101 SW 81ST ST
MIAMI, FL 33173

CANTERBURY TIMOTHY AND LAURA
3719 4 POLE RD
HUNTINGTON, WV 25701-9683

CARTAYA DORA
13435 SW 128TH ST STE 106
MIAMI, FL 33186-6132

CASAS LUIS M AND MAGALY
3601 SW 128TH AVE
MIRAMAR, FL 33027-2816

CASTANEDA DAISY L/E
1675 SW 10TH ST
MIAMI, FL 33135-5210

CESPEDES MONICA
1171 NW 134TH AVE
MIAMI, FL 33182-2220

COCKS BRAIN D AND AMY
3906 COALINGO ST
NORTH PORT, FL 34291-6341

COHEN ROBERT T AND RHONDA
1220 HERON RD
CHERRY HILL, NJ 08003-2713

COLUNGA JOAQUIN C
9775 SW 84TH ST
MIAMI, FL 33173-4046

COOPER ALAN
151 PINE BROOK RD
MONTVILLE, NJ 07045-9693

COOPER ROBERT H
2236 BRIMSTONE PL
HANOVER, MD 21076-1870

CORNELL GLADYS VICTORIA
1500 OCEAN BAY DR APT M5
KEY LARGO, FL 33037-4277

CORTES VICTOR D
180 SW 104TH CT
MIAMI, FL 33174-1652

COSTA MARIO AND VIANKA
15753 SW 16TH ST
WESTON, FL 33326-5031

CREA CLEMENTE A AND VIRGINIA T
1530 OCEAN BAY DR APT 311
KEY LARGO, FL 33037-4285

DAIGLE MICHAEL W
572 MALINMOR DR
WELDON SPRING, MO 63304-0586

DE CARDENAS GASTON AND MARTA C
7765 SW 57TH TER
MIAMI, FL 33143-1623

DE GONZALEZ MARTHA VACA IRREV TR
7841 SW 89TH AVE
MIAMI, FL 33173-3416

DE LA AGUILERA LUIS AND MARIA
9151 SW 100TH ST
MIAMI, FL 33176-3033

DE LEON BARBARA GONZALEZ
3093 OAK AVE
MIAMI, FL 33133-5133

DEGADO JOSE AND ALEIDA
9211 SW 134TH PL
MIAMI, FL 33186-1535

DEL PINO ROGELIO A AND AMELIA M
815 JERONIMO DR
CORAL GABLES, FL 33146-1270

DELGADO RICHARD AND OLGA MARTIN
16000 NW 83RD PL
HIALEAH, FL 33016-6736

DIAZ-BERGUES GABRIEL AND CLARA A
423 NE 23RD ST APT 704
MIAMI, FL 33137-5070

DIMAGGIO DALE P AND RITA F
7471 NW 40TH ST
LAUDERHILL, FL 33319

DIMPERIO QUINTIN
10 COUNTRY HOUSE WAY
COLUMBUS, NJ 08022-1719

DONES JOSE A AND ANA IRIS
P O BOX 227085
MIAMI, FL 33122

DOYLE CHRISTOPHER J
PO BOX 1782
NIAGARA ON THE LAKE, ON L0S 1J0
CANADA

ELIA GEORGE R AND MARIANNE D
45 GATE HOUSE CT
WOODBIDGE, ONTARIO L4L 9A2
CANADA

EQUITY TRUST CO CUSTODIAN FOR
ROBERT BALTAR IRA
106 LAKESIDE WAY
FOLSOM, CA 95630-6608

ERIGOYEN PEDRO
5821 SW 56TH TER
SOUTH MIAMI, FL 33143-2362

EXLEY ANDREW
ACCA-ATII - RUSSELL CLOSE - THORNEY
PETERBOROUGH, PE60SW
ENGLAND

FERNANDEZ JOSE M
5120 SW 133RD AVE
MIAMI, FL 33175-5230

FISHY LLC
6655 SW 69TH LN
MIAMI, FL 33143-3281

FLINN PETER CRAIG AND MARGARET M
7085 EAST AVE
DEWITTVILLE, NY 14728-9510

FLOOD JOHN G AND CATHERINE
22 ARKANSAS AVE
OCEAN CITY, NJ 08226-2932

FORD JOHN HENRY
5838 SW 144TH CIR PL
MIAMI, FL 33183

FRAGA RICARDO L AND LUCY
7232 SW 122 COURT
MIAMI, FL 33183

FRANCHI JOSE A AND MIRTA C
2440 SW 102ND CT
MIAMI, FL 33165-2526

FUCHS STEVEN C
22 KNOLL TOP RD
STONY BROOK, NY 11790

GARCIA CARLOS REVOCABLE TRUST
3800 SW 130TH AVE
MIRAMAR, FL 33027-2832

GARCIA JORGE L
5610 SUNSET DR
MIAMI, FL 33143-5611

GARCIA RAMON
150 S OCEAN SHORES DR
KEY LARGO, FL 33037-4229

GAUNAURD MANUEL A JR AND LINDA LOU
151 S OCEAN SHORES DR
KEY LARGO, FL 33037-4234

GAVULIC DEAN AND REBECCA
15380 SW 164TH ST
MIAMI, FL 33187

GAVULIC DEAN R AND REBECCA
15380 SW 164 ST
MIAMI, FL 33187

GEIER LARRY AND KATHLEEN
2420 SE 5TH CT
HOMESTEAD, FL 33033-5783

GELABERT MARIA E
1500 OCEAN BAY DR APT C2
KEY LARGO, FL 33037-4268

GOMEZ MARIA M REVOCABLE TRUST
1537 SARRIA AVE
MIAMI, FL 33146-1054

GONZALEZ MITZI ISABEL
11304 SW 92ND ST
MIAMI, FL 33176-1186

GRIFFIN JIMMY KNIGHT AND BETTY R
167 S OCEAN SHORES DR
KEY LARGO, FL 33037-4234

GUISASOLA FERNANDO AND CHARLENE
13735 SW 83RD CT
PALMETTO BAY, FL 33158-1025

GUTIERREZ ALEXANDRO E AND
MERCEDES I
11501 HIBBS GROVE DR
COOPER CITY, FL 33330

HANFORD SHERWOOD AND CAROLYN M
1500 OCEAN BAY DR APT R6
KEY LARGO, FL 33037-4280

HERNANDEZ DAMASO J AND DAISY E
1132 SW 102ND CT
MIAMI, FL 33174-2731

HERNANDEZ INVELISES
9700 SW 73RD CT
MIAMI, FL 33156-2923

HERNANDEZ JORGE F
9825 SW 125TH TER
MIAMI, FL 33176-4943

HERSHEY FAMILY TRUST 4/23/2004
220 BROADWAY
POMPTON LAKES, NJ 07442-1204

HERSHEY SUSAN I
PO BOX 370133
KEY LARGO, FL 33037-0133

HEVIA MANUEL
5615 ORDUNA DR
CORAL GABLES, FL 33146-2645

HICE JOSEPH S
14725 SW 82ND AVE
PALMETTO BAY, FL 33158-1903

HIDALGO ISIS
3232 N HALSTED ST APT D908
CHICAGO, IL 60657-3682

HIERS JOHN P AND MARIA C
12645 SW 81ST AVE
MIAMI, FL 33156-6031

HOSTETLER JOHN MARK AND NANCY E
6272 YUKON AVE N
MINNEAPOLIS, MN 55428-2750

HUGUES HILDELISA R TRUSTEE
5101 SW 93RD CT
MIAMI, FL 33165-6516

INGALLS VINCENT LEE
8800 BAY PINES BLVD APT 313
SAINT PETERSBURG, FL 33709-4019

JACA JOSEPH
690 LAKE RD
MIAMI, FL 33137-3329

JAM INVESTMENTS I LLC
15159 SW 38TH ST
DAVIE, FL 33331-2751

JARVIS DONALD JEFFREY AND BETTY A
163 S OCEAN SHORES DR
KEY LARGO, FL 33037-4234

JBS 1540 OCEAN BAY LLC
625 BILTMORE WAY APT 1407
CORAL GABLES, FL 33134-7539

JBS 1540 OCEAN BAY LLC
6331 SW 49TH ST
MIAMI, FL 33155-6101

KASPER ANDREW T
3590 TREMONTE CIR S
ROCHESTER, MI 48306-5009

KAWAMA HOMEOWNERS ASSOC INC
PO BOX 924176
HOMESTEAD, FL 33092-4176

KAWAMA HOMEOWNERS ASSOCIATION
INC
P O BOX 924176
HOMESTEAD, FL 33092-4176

KAWAMA TOWER COUNCIL OF CO-
WORKERS ASSOC INC
10723 SW 104TH ST
MIAMI, FL 33176-8162

KETTENACKER HERB AND LISA
8349 POPPY LN
LIBERTY TOWNSHIP, OH 45044-9816

KNOWLES JAMES J
1500 OCEAN BAY DR APT A5
KEY LARGO, FL 33037-4267

KNOWLES JAMES J.
10180 NW 27TH TER
DORAL, FL 33172-1341

LABARRAQUE JORGE A AND SONIA
11441 SW 99TH TER
MIAMI, FL 33176-2573

LAstra ROBERTO AND MARY M
10470 SW 93RD ST
MIAMI, FL 33176-2607

LAUE HANS AND LAURA B
1518 NW 183RD TER
PEMBROKE PINES, FL 33029-3095

LAZORISHAK FRANK J AND DEBRA D R/S
1500 OCEAN BAY DR APT H7
KEY LARGO, FL 33037-4273

LEDESMA RALPH
1540 OCEAN BAY DR APT 7V
KEY LARGO, FL 33037-4289

LEON EMILIO P REV TRUST 1/27/1999
13320 SW 110TH AVE
MIAMI, FL 33176-6016

LEON LEOPOLDO D AND AIDA
1593 S GOLDENEYE LN
HOMESTEAD, FL 33035

LINGENFELSER PAMELA J
1500 OCEAN BAY DR APT R9
KEY LARGO, FL 33037-4280

LLANO CHRISTINE
1500 OCEAN BAY DR APT H8
KEY LARGO, FL 33037-4273

LOCKWOOD CHARLES H JR
412 W EDGEWOOD AVE
LINWOOD, NJ 08221-1710

LOPEZ PEDRO AND DIANA M
6300 MAYNADA ST
CORAL GABLES, FL 33146-3316

LOREDO MARIA D REV TRUST 11/27/2001
7841 SW 29TH ST
MIAMI, FL 33155-2607

LOS PESCADORES LLC
12346 NW 11TH LN
MIAMI, FL 33182-2404

LPQ LLC
6655 SW 69 LN
MIAMI, FL 33143

LUCAS MARGARET L
1500 OCEAN BAY DR APT H5
KEY LARGO, FL 33037-4273

MANZE ROBERT J AND CHRISTINE M
690 SW 18TH ST
BOCA RATON, FL 33486

MARKS CASIMER M AND KAREN E
411 GLACIER DR
STREAMWOOD, IL 60107-1248

MARQUEZ EUGENIO JESUS TRUST
7/28/2014
1831 SW 15TH ST
MIAMI, FL 33145-1424

MARQUEZ EUGENIO JESUS TRUST
7/28/2014
618 SW 17TH AVE
MIAMI, FL 33135-3713

MARRERO EVELYN AND RAUL
13460 SW 82ND ST
MIAMI, FL 33183-4125

MART GARY AND DOREEN
27267 J C LN
BONITA SPRINGS, FL 34135-4316

MARTIN MARIA E
14530 HARRIS PL
HIALEAH, FL 33014-2726

MCCARTY MARK J AND LINDA G
PO BOX 95
OHIOPYLE, PA 15470-0095

MCGUIRE FAMILY REV TR DTD 3/9/07
9811 LAKE GEORGE DR
ORLANDO, FL 32817

MEIRELES JAVIER AND PATRICIA
8525 SW 107TH ST
MIAMI, FL 33156-3531

MENDEZ IGNACIO AND FREDDIE
8505 SW 116TH ST
MIAMI, FL 33156-4346

MENDEZ LEONARDO P
PO BOX 330402
MIAMI, FL 33233-0402

MENENDEZ LANNY AND MERY A
12801 TROTTER BLVD
DAVIE, FL 33330-4314

MEYERS DEANNA CAROL
11148 SHERWOOD FARMS LN
GLEN ALLEN, VA 23059-1717

MEYERS STEVEN J
3204 FREMONT AVE S
MINNEAPOLIS, MN 55408-3530

MIRANDA MARCELO J
6870 SW 45TH LN APT 9
MIAMI, FL 33155-6830

MOHL GARRY L REV TR U/A/D 7/19/2006
1111 NW 87 WAY
PEMBROKE PINES, FL 33024

MOHL GARRY L REV TR U/A/D DTD
7/19/2006
1111 NORTHWEST 87TH WAY
PEMBROKE PINES, FL 33024

MOLASSESS REEF MARINA CORP
1806 N FLAMINGO RD STE 300
PEMBROKE PINES, FL 33028-1032

MOORE CARLOS ALEXANDER AND
MARGARITA ARANGO
8318 SW 85TH TER
MIAMI, FL 33143-6973

MORA EDDY A AND CARMEN
4400 SW 94TH CT
MIAMI, FL 33165-5850

MOREAU JONATHAN AND MARTHA
PATRICIA
7401 SUNSET DR
MIAMI, FL 33143

MULLEN WILLIAM A
1540 OCEAN BAY DR APT 1
KEY LARGO, FL 33037-4289

NANFRO MARIANGELES AND JOHN
MICHAEL
1610 SW 89TH PL
MIAMI, FL 33165-7849

NIHART CHARLES E DEC TR 9/5/2005
1530 OCEAN BAY DR APT 505
KEY LARGO, FL 33037-4287

OLIVERA OLGA
1500 OCEAN BAY DR APT S8
KEY LARGO, FL 33037-4281

ORTIZ AURELIO AND MARIOLA
10001 SW 90TH AVE
MIAMI, FL 33176-3092

PALMIOTTO ROBERT F AND LORENA B
1020 SW 21ST LN
BOCA RATON, FL 33486

PARADISE DRIVE LLC
9330 SW 82ND ST
MIAMI, FL 33173-4103

PARADISE GETAWAY LLC
888 BRICKELL KEY DR APT 2801
MIAMI, FL 33131-2672

PELLETIER JAMES RICHARD
1200 ANASTASIA AVE FL 2
CORAL GABLES, FL 33134-6300

PELLETIER JIM
1200 ANASTASIA AVE
CORAL GABLES, FL 33134-6300

PENABAD JOSE AND ESTELA
9265 SW 41ST TER
MIAMI, FL 33165-5204

PENAR ROBERTA LIVING TRUST
11/02/2000
1530 OCEAN BAY DR APT 510
KEY LARGO, FL 33037-4287

PENAR ROBERTA LIVING TRUST 11/2/2000
1334 SHIRE CIR
INVERNESS, IL 60067-4727

PEREZ ALFONSO J
2224 SEGOVIA CIR
MIAMI, FL 33134-4834

PEREZ LUIS J AND VIVIAN T
13911 SW 9TH ST
MIAMI, FL 33184-3070

PEREZ ORLANDO AND CARMELA
628 SE 6TH PL
HIALEAH, FL 33010-5450

PEREZ RAMON AND ELVIRA
146 S OCEAN SHORES DR
KEY LARGO, FL 33037

PEREZ RAMON AND ELVIRA J
146 S OCEAN SHORES DR
KEY LARGO, FL 33037-4229

PEREZ SANDRA D AND WAYNE
14861 SW 152 CT
MIAMI, FL 33196

PEREZ WAYNE AND SANDRA
14861 SW 152ND CT
MIAMI, FL 33196-2847

PERHOLTZ RONALD J
6287 RIVERWALK LN UNIT 3
JUPITER, FL 33458-3953

PHILLIPS BART A AND SUSAN O
112 HEARN AVE
LAUREL, DE 19956

PIELAGO ANTONIO A AND ANAIL L
3501 SW 105TH AVE
MIAMI, FL 33165-3731

PINNA WILLIAM AND JOANN
49 NE 158TH ST
MIAMI, FL 33162-4208

POCHINSKI JOHN JR AND ANNA MARIE
1911 MIZZEN RD
TOMS RIVER, NJ 08753-3111

PRADO MAXIMO AND ELENA
521 SW 39TH CT
MIAMI, FL 33134

PRUDHOMME MICHAEL FBO UTOPIA
YARDS 401 K
134 RIVERVIEW DR
NATCHEZ, LA 71456-3555

R C OF MIAMI INC
2825 SW 129TH AVE
MIAMI, FL 33175-2013

RAMIERZ ROBERT AND DANIA
3416 ANDERSON RD
CORAL GABLES, FL 33134

RAY JAMES C
100 AVIATION DR S STE 203
NAPLES, FL 34104-3583

RCA 1500 LLC
2080 SW 80TH CT
MIAMI, FL 33155-1254

RESILLEZ FRANK
154 S OCEAN SHORES DR
KEY LARGO, FL 33037-4229

RICO LOANY
10221 SW 95 CT
MIAMI, FL 33176

ROBAYNA EDUARDO AND ANA
141 SOLANO PRADO
CORAL GABLES, FL 33156

ROBERTS GREGORY NEAL AND CAROLYN
20140 SW 324TH ST
HOMESTEAD, FL 33030-6308

ROBINS WILLIAM H ESTATE
171 S OCEAN SHORES DR
KEY LARGO, FL 33037-4234

RODRIGUEZ JESUS G AND OBDULIA
14085 SW 104CT
MIAMI, FL 33176

RODRIGUEZ BERNARDO J AND IRENE G
6217 SW 12TH ST
WEST MIAMI, FL 33144-5601

RODRIGUEZ GEORGE N AND GAIL M
3036 NE 19TH ST
FORT LAUDERDALE, FL 33305-1802

RODRIGUEZ JESUS AND OBDULIA
14085 SW 104 CT
MIAMI, FL 33176

RODRIGUEZ JESUS AND OBDULIA
14085 SW 104TH CT
MIAMI, FL 33176-7001

RODRIGUEZ JESUS G
6491 SW 13TH ST
WEST MIAMI, FL 33144-5623

RODRIGUEZ RAUL
4563 SW 195TH WAY
MIRAMAR, FL 33029-6202

ROGERS PATRICK JR AND PATRICIA
5251 SW 188TH AVE
SOUTHWEST RANCHES, FL 33332-1329

ROVIROSA RENE AND VIVIAN
16790 NW 83RD PL
HIALEAH, FL 33016-6190

RUBIROSA FRANCISCO A
PO BOX 522521
MIAMI, FL 33152-2521

RUBIROSA PATRICIA MARIA
3180 S OCEAN DR APT 709
HALLANDALE BEACH, FL 33009-7249

RUIZ JORGE AND MARIA DEL CARMEN
13704 SW 107TH TER
MIAMI, FL 33186-3143

SANDER ROBERT J AND LINDA M
8854 SE MARINA BAY DR
HOBE SOUND, FL 33455-2952

SANTEIRO JOSE M AND ZOE E
8436 DUNDEE TER
MIAMI LAKES, FL 33016-6428

SANTIDA LLC
9743 SW 57TH ST
MIAMI, FL 33173-1487

SARDINAS MANUEL AND DIANE
6326 SW 13TH ST
WEST MIAMI, FL 33144-5622

SCHAFER FERENC J AND MAURA C
8807 NW 149TH TER
HIALEAH, FL 33018-1315

SCHLAIS DENNIS E AND CATHERINE J
1500 OCEAN BAY DR APT S2
KEY LARGO, FL 33037-4281

SERRALTA DENSSET J AND JELSYS
7730 SW 137TH CT
MIAMI, FL 33183-3111

SLIP 42 LLC
83 ISLAND DR S
BOYNTON BEACH, FL 33435-3338

SMITH BRIAN W AND HEATHER
REVOCABLE TRUST 11/23/05
6300 NE 1ST AVE STE 300
FORT LAUDERDALE, FL 33334-1932

SMITH CURTIS L AND LINDA
4457 COQUINA RIDGE DR
MELBOURNE, FL 32935-4804

SMITH TRACY AND JANE
1589 RIDERWOOD CT
DECATUR, GA 30033-1505

SMITH-CHRISTMAS KENNETH L AND
LINDA D
13 TARLETON WAY
STAFFORD, VA 22554-5115

SOLER ANTONIO L AND MARIE L
4101 NW 132ND ST
OPA LOCKA, FL 33054-4510

ST CLAIR THOMAS R AND JAMI L
2 RASPBERRY LN
NESCONSET, NY 11767-1584

STANGE FAMILY LLC
8941 CHAPEL AVE
ELLCOTT CITY, MD 21043

STRINEKA SUSAN
8496 CARRIAGE HILL DR NE
WARREN, OH 44484-1661

STROSS WILLIAM ARON
6601 NALLE GRADE RD
NORTH FORT MYERS, FL 33917-4611

STUBBLEFIELD JAMES AND CAMILLE
9890 SW 1ST CT
PLANTATION, FL 33324-2301

STUHMER CAROL
751 NE 112TH ST
BISCAYNE PARK, FL 33161-7235

SUAREZ NELSON AND LILIANA
4516 SEAGULL DR UNIT 512
NEW PORT RICHEY, FL 34652-2099

SUAREZ PEDRO O AND HILDA G
10315 SW 91ST ST
MIAMI, FL 33176

SUAREZ VICTOR M
3850 SW 87TH AVE STE 203
MIAMI, FL 33165-5473

SWANGER JENNIFER MARIE
1500 OCEAN BAY DR APT J3
KEY LARGO, FL 33037-4274

TIFF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

TRANCHAND RICHARD AND CAROLE
6010 WESTPORT LN
NAPLES, FL 34116-5420

TUCKER TOBERT J JR AND CHARLENE A
401 CLOVER MILL RD
EXTON, PA 19341-2502

VALFRIDSSON JESPER
LILJEKONVALJESTIGEN 10
441 41 ALINGSAS,
SWEDEN

VAZQUEZ JOSEPH F
PO BOX 378558
KEY LARGO, FL 33037-8558

VAZQUEZ SARA M REV TRUST 12/19/1994
13460 SW 98TH PL
MIAMI, FL 33176-6111

VESCOVACCI MILTON AND BEATRIZ
8330 SW 152ND ST
PALMETTO BAY, FL 33157-2147

VILLA BELLA LLC
PO BOX 1199
TAVERNIER, FL 33070-1199

VILLAESCUSA EVIDIO AND NELIDA
CASANAS
10773 NW 58TH ST UNIT 371
DORAL, FL 33178-2801

WEINER MICHAEL
2282 NW 62ND DR
BOCA RATON, FL 33496

WILFRATH JAMES A
175 S OCEAN SHORES DR
KEY LARGO, FL 33037-4234

WILSON JAMIE A AND BRIAN J
15990 ALEXANDER RUN
JUPITER, FL 33478-6713

YONG ANTONIO G AND CONSUELO M
4960 SW 171ST TER
MIRAMAR, FL 33027-4920

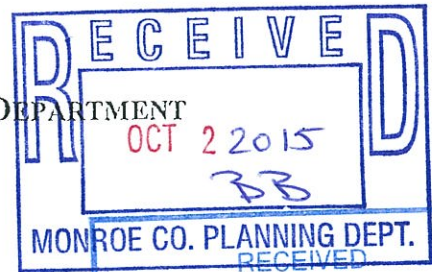
YRIZARRY JOSE AND IVETTE
881 OCEAN DR APT 6D
KEY BISCAYNE, FL 33149-2633

ZAMORA IVAN ENRIQUE
1530 OCEAN BAY DR UNIT B1
KEY LARGO, FL 33037-4283

ZICK RUDOLF
4511 SW 146TH CT
MIAMI, FL 33175-6867

End of Additional File 2015-184

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



Appeal to the Planning Commission Application

Application Fee: \$1500.00 (required)

Advertisement Fee:
\$245.00 (required)

Surrounding Property Owner Notification Fee:

\$3.00 per each property owner (only applicable if appeal affects specific and defined area)

Pursuant to Monroe County Code Section 102-185, the Planning Commission shall hear and decide upon appeals to administrative actions regarding provisions of the Land Development Code, excluding those related to floodplain management. Appeals regarding floodplain management provisions shall be heard and decided upon by the Board of County Commissioners.

Submittal Date: October 2, 2015

Appellant:

Norman Wartman

Appellant (Name of Person, Business or Organization)

Contact Name

1500 Ocean Bay Drive (R-3), Key Largo, Florida 33037

Appellant Mailing Address (Street, City, State and Zip Code)

(305) 469-3660

Appellant Phone #

NORMANWARTMAN@GMAIL.COM

Appellant Email Address

Agent Authorized to Act for Appellant (if applicable):

Rajtar & Associates, P.A.

Agent (Name of Person, Business or Organization)

Michael Rajtar, Esq.

Contact Name

2004 Polk Street, Hollywood, Florida 33020

Agent Mailing Address (Street, City, State and Zip Code)

(954) 241-0154

Agent Phone #

michael@rajtarandassociates.com

Agent Email Address

Decision being appealed:

Non-approval of application for Exemption to a Special Vacation Rental Permit for the property located at 1500 Ocean Bay Drive (R-3), Key Largo, FL, Real Estate #00090493.004500.

Date of decision being appealed: September 2, 2015

Property Owner of Affected Property (if applicable):

Check Box if not applicable ☐

Norman Wartman

Property Owner (Name of Person, Business or Organization)

1500 Ocean Bay Drive, #R-3, Key Largo, FL 33037

Mailing Address (Street, City, State and Zip Code)

Legal Description of Affected Property (if applicable):

Check Box if not applicable ☐

(If in metes and bounds, attach legal description on separate sheet)

TOWNHOUSES OF KAWAMA A CONDOMINIUM BLDG R UNIT 3 & 1.6666% COMMON ELEMENTS

Block

Lot

Subdivision

Key

OR930-1760Q/C OR932-960 OR932-962Q/C OR935-1114Q/C OR935-1115Q/C OR995-321Q/C (CRC) OR1039-558-CW

Real Estate (RE) Number

1500 Ocean Bay Drive, Key Largo, FL 33037

Street Address (Street, City, State, Zip Code)

Approximate Mile Marker

Are there any pending codes violations on the property? Yes ☐ No ☒

If yes, please provide case number(s):

Appeals must be filed with the County Administrator within thirty (30) calendar days of the date of the decision. Failure to file such appeal shall constitute a waiver of any rights under the Land Development Code to appeal any interpretation or determination made by an administrative official.

*

*

*

*

*

*

*

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- ☒ Completed application form
- ☒ Applicable fees (check or money order to Monroe County Planning & Environmental Resources)
- ☒ Full and unedited copy of the document(s) that provides the administrative decision being appealed
- ☒ Basis for the appeal in the nature of an initial brief and any evidence, including testimony, affidavits and the curriculum vitae of any expert witness that will be called (the brief must at a minimum state all grounds for the appeal, including but not limited to, the law being appealed and any facts necessary for interpretation of those laws)

If applicable, the following must be submitted in order to have a complete application submittal:

- ☐ Agent Authorization form (required if application is submitted on behalf of another party)
- ☒ Proof of ownership (i.e. Warranty Deed) (required if appellant is owner of a specific property that is subject of the appeal)

- ☒ Property Record Card(s) from the Monroe County Property Appraiser (required if a specific property(s) is subject of the appeal)

If deemed necessary to complete a full review of the application, within reason, the Planning & Environmental Resources Department reserves the right to request additional information. Additional fees may apply pursuant to the approved fee schedule.

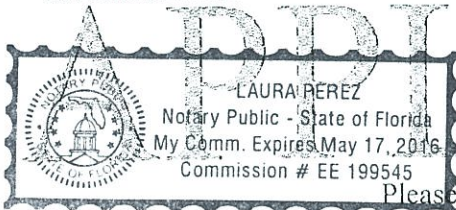
* * * * *

By signing this application, the Applicant certifies that he or she is a person who is familiar with the information contained in the application, and that to the best of his or her knowledge such information is true, complete and accurate.

Signature of Applicant: _____

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 2nd day of October 2013, by Norma Westman He/she is personally known to me or has produced Florida State Drivers License as identification.



Notary Public
My Commission Expires May 17, 2016

Please submit or send the application package to:

Monroe County Administrator
The Gato Building
1100 Simonton Street, Key West, FL 33040

To facilitate and expedite the process, please submit or send a copy of the application package to:

Planning Commissioner Coordinator
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400, Marathon, FL 33050

Pursuant to Section 286.0105, Florida Statutes, notice is given that if a person decides to appeal any decision made by the Planning Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Note: A transcript made from recordings or other secondary means does not provide a sufficiently accurate record of all the speakers. Therefore, such "secondary" transcripts may not be accepted as a valid verbatim transcript.

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCE DEPARTMENT

APPEAL TO THE PLANNING COMMISSION

In re:

NORMAN WARTMAN
1500 OCEAN BAY DRIVE (R-3)
KEY LARGO, FL 33037,

RE# 00090493.004500

Petitioner

_____ /

NOTICE OF APPEAL

COME NOW, Michael A. Rajtar of Rajtar and Associates, P.A. on behalf of the property owner/Petiole, NORMAN WARTMAN, the owner of the property located at 1500 Ocean Bay Drive, R-3, Key Largo, Florida and states the following:

1. The Petiole filed for an exemption to Section 134-1 Vacation Rental Uses for the above mentioned property pursuant to Section 134-1 (b)(1).
2. In an effort to determine if his exemption was granted, the Petiole spoke with Matt Coyle, the Principal Planner within the Monroe County Planning and Environmental resources office on or about August 24, 2015 and was informed that the exemption was not approved, at which time he requested that a denial letter and reason be sent to him and was informed on August 24 that it would be sent to him. (Attached Exhibit A)
3. On August 24 and on at least 4 separate occasions, the last being on September 1, 2015, the Petitioner attempted to retrieve the denial letter from the Planning Department and was unable to do so.

4. On every occasion where the Petitioner personally appeared and spoke to the Planning Department, including to Barbara Bowman and Matt Coyle, informing everyone the reason he was continuing to attempt to retrieve the denial letter was that he was leaving out of town from September 2 for approximately 28 days.
5. An Agent of Mr. Wartman informed Cynthia McPherson of the same via email attached as Exhibit B.
6. The Denial Letter attached is dated September 2, 2015, coincidentally the date the Petitioner informed everyone he would be leaving town for 30 days.
7. Upon return to his unit earlier this week, he received the Notice. (Attached Exhibit C)
8. The reason for the denial is stated that “the property must have a homeowner’s association or property owner’s association that expressly regulates or manages vacation rental uses. The subject property is part of the Townhouses of Kawama, a “condominium” and therefore does not qualify for an exemption under the provision MCC 134-1(b)(1).”
9. MCC 134-1(b)(1) states in pertinent part, “Exemptions. A vacation rental permit is not required for the following: (1) A vacation rental of a dwelling unit located within a controlled access, gated community with a homeowner's or property owner's association that expressly regulates or manages vacation rental uses;”
10. The definitions portion of the Monroe County Code do not define any of the terms within the exemption other than dwelling unit and vacation rental.
11. Nowhere within the code are the terms “homeowner’s association” or “property owner’s association” defined, nor is there any express language disallowing an exemption for condominiums, as condominium falls within the definition of dwelling unit as stated in

section 101, "Dwelling unit means one or more rooms physically arranged to create a housekeeping establishment for occupancy by one family with separate toilet facilities."

12. The dwelling unit in question is governed by both the Declaration of Townhouses of Kawama Condominium Association AND Kawama Homeowners Association.
13. The unit in question is located in both a property owners association, Townhouses of Kawama Condominium Association, Inc. AND a homeowner's association, Kawama Homeowners Association Inc.
14. The property in question is located within a controlled access, gated community with a homeowner's AND property owner's association that expressly regulates or manages vacation rental uses pursuant to the Rules and Regulations, and Declarations of both associations that encumber the dwelling unit.
15. The Planning and Environmental resources department are in possession of the Rules and Regulations, as well as the Declarations that were provided by the Petitioner, as well as accessed through their own public records.
16. There are numerous other properties throughout the Kawama Homeowners Association that have been either deemed exempt pursuant to section 134-1(b)(1) or that have not been required to obtain a rental permit.
17. Even if the above arguments are deemed insufficient in some manner, the County cannot pursue enforcement upon only one unit owner within the Homeowners Association without being seen as selectively enforcing the Code.
18. The Petitioner request a Hearing on this Appeal and will provide the Commission with any documentation not included in the record that has been previously presented to the Planning and Environmental Resources Department.

I HEREBY CERTIFY that a true and correct copy of this Notice of Appeal was hand delivered this 2nd day of October, 2015 to the Planning and Environmental Resources Department.

RAJTAR & ASSOCIATES, P.A.
2004 Polk Street
Hollywood, Florida 33020
Telephone: (954) 241-0154
Facsimile: (954) 639-9575

By: /s/Michael A. Rajtar
Michael A. Rajtar, Esq.
FL Bar No. 154199

Exhibit “A”

Michael Rajtar

From: norman wartman <normanwartman@gmail.com>
Sent: Friday, October 2, 2015 2:02 PM
To: michael@rajtarandassociates.com
Subject: Fwd: Vacation Manager License Application

Begin forwarded message:

From: Coyle-Matt <Coyle-Matt@MonroeCounty-FL.Gov>
Subject: RE: Vacation Manager License Application
Date: August 24, 2015 at 4:28:17 PM EDT
To: 'norman wartman' <normanwartman@gmail.com>

Good Afternoon Norman,

We will send a denial letter.

Thanks,

Matthew Coyle, AICP
Principal Planner
Monroe County | Planning and Environmental Resources
2798 Overseas Highway, Suite 400, Marathon, FL 33050
305.289.2588

-----Original Message-----

From: norman wartman [<mailto:normanwartman@gmail.com>]
Sent: Monday, August 24, 2015 4:06 PM
To: Coyle-Matt
Subject: Vacation Manager License Application

Hi Matt:

I gave the completed, signed & notarized Vacation Manager License Application with the check to your Key Largo office to be sent to you via inter office mail today at about 1:00 pm.

I was disappointed that the county attorney did not approve the exemption.
Please send me a letter of denial and include the reason for the denial.

Thanks,
Norman
305-469-3660

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2015.0.6140 / Virus Database: 4435/10742 - Release Date: 10/02/15

Exhibit “B”

Michael Rajtar

From: norman wartman <normanwartman@gmail.com>
Sent: Friday, October 2, 2015 3:29 PM
To: michael@rajtarandassociates.com
Subject: Fwd: Norman Wartman CE13070079 (Letter stating when I was going to be out of the country)

Begin forwarded message:

From: "David Dehaas" <dehaas@bellsouth.net>
Subject: Norman Wartman CE13070079
Date: August 18, 2015 at 4:07:12 PM EDT
To: <McPherson-Cynthia@monroecounty-fl.gov>
Cc: "norman wartman" <normanwartman@gmail.com>, "David Dehaas" <dehaas@bellsouth.net>, "Coyle-Matt" <Coyle-Matt@MonroeCounty-FL.Gov>

Cynthia,

CE13070079 Norman Wartman

Would please consider an extension for compliance for this case. We have been diligently working with Matt Coyle to provide the necessary forms and documents to be "Exempt" from the requirements for Vacation Rentals for the subject property(s). the Chairman of the Board of Directors for Kawama is drafting a position paper for the planning department and is moving forward for specific by-laws for Vacation Rentals.

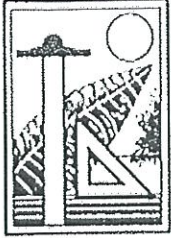
We need 45 days from the 20th, please. We are going to qualify for the exemption, and will be in compliance, we just need some time to get a Board meeting scheduled. The board meeting may not be necessary, if Matt can accept the opinion from the Chairman, but we wish "to error on the side of caution", hence the request for more time please.

I think you are aware of Mr. Wartman's sincere efforts to rectify the situation. Mr. Wartman has also been scheduled to be out of the county from September 2 through the 28, prior to this compliance date. Action for compliance on our part, will proceed in his absence.

We will be very appreciative of you help in this matter.

Thank you,

David deHaas-Grosseck
Witness only.....



detlaas

Consulting & Design

David detlaas Grosbeck
305.852.9851 fax: 305.852.4138



This email has been checked for viruses by Avast antivirus software.

www.avast.com

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2015.0.6140 / Virus Database: 4435/10742 - Release Date: 10/02/15

Exhibit “C”

County of Monroe
Growth Management Division

Planning & Environmental Resources

Department

2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners

Mayor Danny L. Kollage, Dist. 1
Mayor Pro Tem, Heather Carruthers, Dist. 3
George Neugent, Dist. 2
David Rice, Dist. 4
Sylvia J. Murphy, Dist. 5

September 2, 2015

Norman Wartman
1500 Ocean Bay Drive (R-3)
Key Largo, FL 33037

Subject: Request for an Exemption to a Special Vacation Rental Permit
1500 Ocean Bay Drive (R-3), Key Largo, FL, Real Estate #00090493.004500

Dear Mr. Wartman,

The Planning & Environmental Resources Department is in receipt of your application for an Exemption to a Special Vacation Rental Permit. The application is for an exemption pursuant to MCC §134-1(b)(1) for properties in which the dwelling unit is located within a controlled access, gated community with a homeowner's or property owner's association that expressly regulates or manages vacation rental uses. After careful review of your application, I must inform you that our Department is unable to approve the application at this time for the following reason:

1. Pursuant to MCC §134-1(b)(1), the property must have a "homeowner's association" or "property owner's association" that expressly regulates or manages vacation rental uses. The subject property is a part of the Townhouses of Kawama, a "condominium" and therefore does not qualify for an exemption under the provision of MCC §134-1(b)(1).

You may appeal decisions made in this letter. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) calendar days from the date of this letter. In addition, please submit a copy of your application to Planning Commission Coordinator, Monroe County Planning & Environmental Resources Department, 2798 Overseas Highway, Suite 410, Marathon, FL 33050.

If you have any questions regarding the contents of this letter or if we may further assist you, please feel free to contact our office at (305) 289-2500.

Respectfully,

Mayté Santamaria, Senior Director of Planning & Environmental Resources

522683

881039 100558

FEE SIMPLE DEED

16.50

STATE OF FLORIDA)
) SS:
 COUNTY OF MONROE)

THIS INDENTURE made this 29th day of DECEMBER, 1987, BETWEEN the Federal Deposit Insurance Corporation as Liquidator of Sunshine State Bank, hereinafter called the Grantor, and NORMAN WARTMAN, a Single, man hereinafter called the Grantee.

When used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and transfers unto the Grantee all that certain land situated in Bada County, Florida, to wit:

Unit R-3, TOWNHOUSES OF KAWAMA, a Condominium, according to the Declaration thereof, recorded in Official Records Book 854, Pages 2439 through 2493, inclusive, of the Public Records of Monroe County, Florida.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

This Deed is without warranties and Grantor does not warrant title to the real property hereby conveyed.

In WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year first above written.

In the Presence of:

Witness

Witness

FEDERAL DEPOSIT INSURANCE CORPORATION, as Liquidator of Sunshine State Bank

By Its Attorney in Fact:

M. Kathryn Woolford
 M. Kathryn Woolford, Bank Liquidation Specialist, pursuant to Power of Attorney dated January 2, 1986

STATE OF FLORIDA)
) SS:
 COUNTY OF ORANGE)

I HEREBY CERTIFY, that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared M. KATHRYN WOOLFORD, known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

Witness, my hand and official seal in the County and State last aforesaid this 9th day of December, 1987.

Michael Monahan
 Notary Public

This instrument prepared by:

Lorri J. Kolbert, Esq.
 Stuzin & Camner, P.A.
 999 Brickell Avenue
 Miami, Florida 33131

4455-1

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES SEPT. 16, 1993
 BONDED THROUGH MUNROSKI-ASHTON, INC.

MONROE
 DAN

88 JAN 22 AM 11:13

STATEMENT OF APPROVAL

Date: August 12, 1987

Re: Condominium Unit No. R-3 of TOWNHOUSES OF KAWAMA CONDOMINIUM ASSOC., INC.

This statement will serve to confirm the approval of NORMAN R. WARTMAN

as purchaser of the following described real property:

Unit 3, Building R, of TOWNHOUSES OF KAWAMA,
a Condominium, according to the Declaration of
Condominium thereof, as recorded in Official
Records Book 854, at Pages 2439 through 2493,
of the Public Records of Monroe County, Florida.


The undersigned further certifies that the foregoing approval is the act
of the Board of Directors of TOWNHOUSES OF KAWAMA CONDOMINIUM ASSOCIATION, INC.

IN WITNESS WHEREOF, TOWNHOUSES OF KAWAMA CONDOMINIUM ASSOCIATION, INC., a
Florida not-for-profit corporation, has caused these presents to be executed by
its proper corporate officer, the day and year first above written.

TOWNHOUSES OF KAWAMA CONDOMINIUM
ASSOCIATION, INC.

(Corporate Seal)

By


Rogelio del Pino, Pres.


STATE OF FLORIDA)

COUNTY OF DADE)

I, an officer duly authorized to take acknowledgments according to the laws
of the State of Florida, duly acting and qualified, hereby certify that ROGELIO
DEL PINO, as Association President of TOWNHOUSES OF KAWAMA CONDOMINIUM ASSOC.,
INC., a Florida not-for-profit corporation, to me personally known, this day
acknowledged before me that he executed the foregoing Statement of Approval, as
such officer of said corporation by order of the Board of Directors of said
corporation, and he affixed thereto the Official Seal of said corporation, and
I further certify that I know the said person making the acknowledgment to be the
individual described in and who executed the said Statement of Approval.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Miami,
Dade County, Florida, on this 12 day of August, 1987.

Recorded in Official Records Book
in Miami County, Florida
Record No. 854
Dated: 10/12/87
Clerk Circuit Court


Notary Public

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Sept. 30, 1990
Bonded thru Maynard Bonding Agency

County of Monroe
Growth Management Division

Planning & Environmental Resources
Department

2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners

Mayor Danny L. Kolhage, Dist. 1
Mayor Pro Tem, Heather Carruthers, Dist. 3
George Neugent, Dist. 2
David Rice, Dist. 4
Sylvia J. Murphy, Dist. 5

September 2, 2015

Norman Wartman
1500 Ocean Bay Drive (R-3)
Key Largo, FL 33037

Subject: Request for an Exemption to a Special Vacation Rental Permit
1500 Ocean Bay Drive (R-3), Key Largo, FL, Real Estate #00090493.004500

Dear Mr. Wartman,

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1. Pursuant to MCC §134-1(b)(1), the property must have a "homeowner's association" or "property owner's association" that expressly regulates or manages vacation rental uses. The subject property is a part of the Townhouses of Kawama, a "condominium" and therefore does not qualify for an exemption under the provision of MCC §134-1(b)(1).

You may appeal decisions made in this letter. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) calendar days from the date of this letter. In addition, please submit a copy of your application to Planning Commission Coordinator, Monroe County Planning & Environmental Resources Department, 2798 Overseas Highway, Suite 410, Marathon, FL 33050.

If you have any questions regarding the contents of this letter or if we may further assist you, please feel free to contact our office at (305) 289-2500.

Respectfully,

Mayté Santamaria, Senior Director of Planning & Environmental Resources



COUNTY of MIAMI
GROWTH MANAGEMENT
2798 Overseas Highway
Marathon, Florida 330

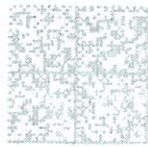


CERTIFIED MAIL®



7014 3490 0000 7059 6955

REC'D SEP 04 REC'D



U.S. POSTAGE & METS. DIVISION
ZIP 33070 \$006.73⁵
02 18
000 039005 SEP 02 2015

1st NOTICE
2nd NOTICE
RETURNED



00000000000000000000

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 8629982 Parcel ID: 00090493-004500

Ownership Details

Mailing Address:

WARTMAN NORMAN
1500 OCEAN BAY DR APT R3
KEY LARGO, FL 33037-4280

Property Details

PC Code: 04 - CONDOMINIUM

Millage
Group: 500K

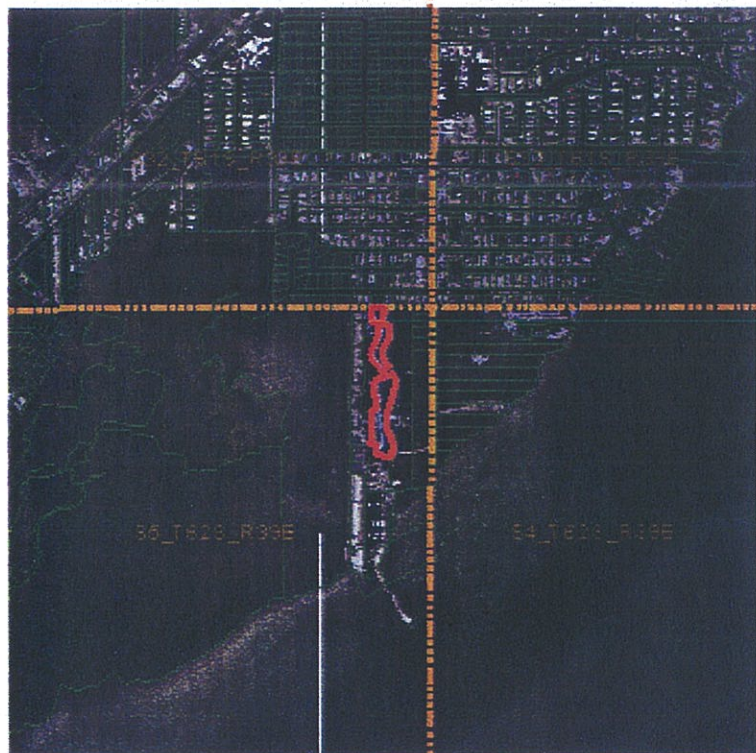
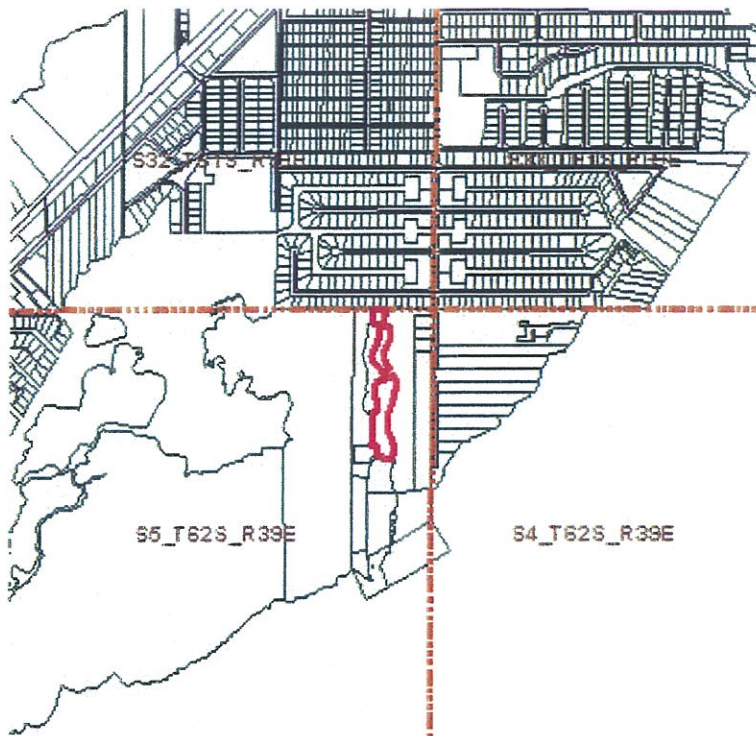
Affordable
Housing: No

Section-
Township- 05-62-39
Range:

Property
Location: 1500 OCEAN BAY DR UNIT: R-3 KEY LARGO

Legal TOWNHOUSES OF KAWAMA A CONDOMINIUM BLDG R UNIT 3 & 1.6666% COMMON ELEMENTS OR930-1760Q/C
Description: OR932-960 OR932-962Q/C OR935-1114Q/C OR935-1115Q/C OR995-321Q/C (CRC) OR1039-558-CW

Click Map Image to open interactive viewer



Condominium Details

Condo Name: TOWNHOUSES OF KAWAMA

Footage: 927 Year Built: 1983

Parcel Value History

Certified Roll Values

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	131,634	0	0	131,634	131,634	0	131,634
2012	119,769	0	0	119,769	119,769	0	119,769
2011	122,828	0	0	122,828	122,828	0	122,828
2010	188,181	0	0	188,181	95,418	25,000	70,418
2009	262,387	0	0	262,387	92,909	25,000	67,909
2008	299,495	0	0	299,495	92,816	25,000	67,816
2007	456,950	0	0	456,950	90,113	25,000	65,113
2006	439,375	0	0	439,375	87,915	25,000	62,915
2005	0	304,983	1	304,984	85,354	25,000	60,354
2004	0	227,114	1	227,115	82,868	25,000	57,868
2003	0	183,545	1	183,546	81,323	25,000	56,323
2002	0	101,042	1	101,043	79,417	25,000	54,417
2001	0	98,910	1	98,911	78,167	25,000	53,167
2000	0	89,918	1	89,919	75,891	25,000	50,891
1999	0	85,283	1	85,284	73,896	25,000	48,896
1998	77,195	0	1	77,196	72,733	25,000	47,733
1997	74,947	0	1	74,948	71,518	25,000	46,518
1996	71,378	0	1	71,379	69,435	25,000	44,435
1995	67,741	0	1	67,742	67,742	25,000	42,742
1994	67,741	0	1	67,742	67,742	25,000	42,742
1993	67,741	0	1	67,742	67,742	25,000	42,742
1992	67,741	0	1	67,742	67,742	25,000	42,742
1991	67,741	0	1	67,742	67,742	25,000	42,742
1990	75,267	0	1	75,268	75,268	25,000	50,268
1989	75,267	0	1	75,268	75,268	25,000	50,268
1988	75,267	0	1	75,268	75,268	25,000	50,268
1987	97,019	0	1	97,020	97,020	0	97,020
1986	97,019	0	1	97,020	97,020	0	97,020
1985	79,035	0	17,985	97,020	97,020	0	97,020
1984	79,035	0	17,985	97,020	97,020	0	97,020
1983	79,035	0	17,985	97,020	97,020	0	97,020
1982	0	0	18,885	18,885	18,885	0	18,885

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/1/1987	1039 / 558	80,300	<u>WD</u>	<u>U</u>

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Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176